MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

September 25, 2006

CALL TO PODIUM:

Caroline Seiden

RESPONSIBLE STAFF: Caroline Seiden, Planner

Greg Ossont, Director of Planning and Code

AGENDA ITEM:

(please check one)

| | Presentation | | | | | |
|---|------------------------------|--|--|--|--|--|
| | Proclamation/Certificate | | | | | |
| | Appointment | | | | | |
| | Public Hearing "JOINT" | | | | | |
| | Historic District Commission | | | | | |
| | Consent Item | | | | | |
| | Ordinance | | | | | |
| | Resolution | | | | | |
| | Policy Discussion | | | | | |
| X | Work Session Discussion Item | | | | | |
| | Other: | | | | | |

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

| Introduced | |
|-------------------|----------|
| Advertised | 11/17/04 |
| | 11/24/04 |
| | |
| | |
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| | |
| | |
| Hearing Date | 12/06/04 |
| Record Held Open | Indef. |
| Policy Discussion | |

TITLE:

Worksession Discussion

SDP-04-001, Schematic Development Plan for Quince Orchard Park, Parcel A – The Vistas, Winter Walk Drive and Quince Orchard Road

SUPPORTING BACKGROUND:

The applicant, Churchill Development Corp., requests approval of a Schematic Development Plan (SDP), known as Quince Orchard Park – The Vistas. The subject property is bounded by Winter Walk Drive, Orchard Ridge Drive, Twin Lakes Drive and Quince Orchard Road in the Quince Orchard Park development. The property is within the Mixed Use Development (MXD) Zone.

The joint public hearing was held on this application on December 6, 2004, and the record has been held open indefinitely. Key issues discussed at the hearing were the overall density, accessibility from Orchard Ridge Drive, the limited amenities and open space, connectivity within the site and parking. A joint worksession was held on April 11, 2005 and additional comments regarding overall density, neighborhood design, the quality of green/open space and on-site forest conservation requirements were discussed.

Staff has continued to work with the applicant since the workession and the applicant has made significant changes to the proposed plan. The revised plan includes 13 single family detached, 38 townhouses and 32 two over two condominiums on approximately 13.05 acres of land. Changes are highlighted below:

- 1. Unit count reduced from 125 (9.6 du/acre) at public hearing to 95 (7.3 du/acre) at the first worksession to 83 (6.4 du/acre).
- 2. Forest conservation requirements can be met on site.
- 3. Open space has been consolidated and a multi-purpose field has been added
- 4. Internal vehicular and pedestrian connectivity has been improved.
- 5. Incorporation of Vistas into Quince Orchard Park HOA under discussion. Applicant would be responsible for expansion of the clubhouse to accommodate the additional residents.

Attachments:

Index of Memoranda and exhibits received since the worksession (signified by **bold lettering**)

DESIRED OUTCOME:

Receive Presentation
Provide Guidance for Staff and Applicant

INDEX OF MEMORANDA SDP-04-001 QUINCE ORCHARD PARK – THE VISTAS

- 1) Schematic Development Plan Application, August 13, 2004
- 2) Application fees receipt
- 3) Sediment Control and Stormwater Management Application, August 13, 2004
- 4) Stormwater Management Plan Cover Letter from James A. Ruff, Macris, Hendricks & Glascock, August 12, 2004
- 5) Letter to Greg Ossont from William J. Wogatske, Churchill Group, August 19, 2004
- 6) Letter to Greg Ossont from William J. Wogatske, Churchill Group, September 7, 2004
- 7) Schematic Development Plan (Sheets #1-#4)
- 8) Elevations of proposed Single-family, Townhouse and Multi-family Dwellings
- 9) Vicinity Map
- 10) Natural Resources Inventory/Forest Stand Delineation
- 11) Quince Orchard Park Wildlife Inventory and Wildlife Management Plan
- 12) Agency Transmittals
- 13) E-mail to Greg Ossont from Bill Burke, September 21, 2004
- 2003 City of Gaithersburg Master Plan Land Use Element, Map Designation
- 15) Concept Stormwater Management Plan
- 16) E-mail to Greg Ossont from Suzanne Scharf, September 27, 2004
- 17) Letter to Trudy Schwarz from Steven Foster, State Highway Administration, September 28, 2004
- 18) Letter to Caroline Seiden from William Wogatske, Churchill Group
- 19) Letter to Caroline Seiden and Greg Ossont from Robert J. Funtes, PharmD, 719 Summer Walk Drive, October 11, 2004
- 20) E-mail to Greg Ossont from Bill Burke, November 9, 2004
- 21) Letter requesting Notice of Joint Public Hearing for SDP-04-001 in the November 17 and November 24, 2004 issues of the *Gaithersburg Gazette*
- 22) Notice of Joint Public Hearing, as sent November 17, 2004
- 23) List of Persons Notified of Joint Public Hearing
- 24) E-mail to Greg Ossont from Bin Yu, November 12, 2004
- E-mail, with attachments, from Mark Depoe regarding Quince Orchard Park Development, November 18, 2004
- 26) E-mail to Greg Ossont from Suzanne Scharf, November 20, 2004
- 27) SWM Concept Plan Cover Letter and Revised Computations, November 8, 2004
- 28) Revised Concept Stormwater Management Plan
- 29) Revised Schematic Development Plan (Sheets #1-#4)
- 30) Revised Schematic Development Plan (Sheets #1-#4), reduced copies

- 31) Revised Concept Stormwater Management Plan, reduced copy
- 32) Building Elevations, reduced copies
- 33) E-mail to Greg Ossont and Caroline Seiden from Bill Wogatske
- E-mail to Mayor, City Council and Planning Commission from Steven Solomon, December 6, 2004
- 35) E-mail to Greg Ossont from Cheng Tu, December 7, 2004
- Certified copy of the Notice of Public Hearing as it appeared in the November 17 and November 24, 2004 issues of the *Gaithersburg Gazette*
- Testimony given by Steve Scharf at the Vistas Schematic Development Plan Public Hearing on December 6, 2004
- 38) Quince Orchard Park Resident Position Paper: The Vistas
- 39) SDP-04-001 The Vistas Staff and Public Hearing Issues
- 40) E-mail from Ollie Mumpower to Caroline Seiden, December 13, 2004
- 41) Letter to Caroline Seiden from William Wogatske, January 13, 2005
- 42) Deeds conveying land from QOCC for future transit station to City of Gaithersburg (parcels 09-02304605 and 09-02781978)
- 43) Letter to Caroline Seiden from William Wogatske, January 19, 2005
- 44) Phase I Traffic Noise Analysis
- 45) Revised Conceptual Landscape Plan, submitted January 21, 2005
- 46) The Vistas Development Review Team Comments, January 25, 2005
- 47) Revised Schematic Development Plan Sheet #2, received April 4, 2005
- 48) Revised Schematic Development Plan Sheet #2, reduced copy, received April 4, 2005
- 49) Development Data Worksheets
- Transcript of the December 6, 2004 Joint Public Hearing regarding SDP-04-001
- 51) E-mail from Erica Shingara to Greg Ossont, April 6, 2005
- 52) Updated Quince Orchard Park Resident Position Paper, April 11, 2005
- 53) The Vistas SDP-04-001 Plan Revisions Since 12/6/04 (submitted by developer)
- 54) The Vistas SDP-04-001 Density Calculations (submitted by developer)
- 55) Vistas School Information (submitted by developer in April 2005)
- 56) Letter to Mayor Katz from Eric Tovar, April 14, 2005
- 57) Vistas Scheme A, May 25, 2005
- 58) Vistas Scheme B, May 25, 2005
- 59) Letter from Rachita Patel, Agent for Quince Orchard Park Community Association, to Bill Wogatske, July 28, 2005
- 60) Letter to Greg Ossont from Bill Wogatske, August 15, 2005
- 61) Vistas Concept Plan A, August 8, 2005
- 62) Vistas Concept Plan B, August 8, 2005
- 63) Letter to Greg Ossont from Eric Tovar, November 16, 2005
- 64) Vistas Concept Plan, Scheme B.1, November 7, 2005
- 65) Vistas Concept Plan, Scheme B.2, November 7, 2005
- 66) E-mail from Bill Burke to Greg Ossont, December 27, 2005
- Vistas Concept Plan, Revised as Per Discussion, December 28, 2005 (2 pages)
- 68) FAX, Letter and attachment from Eric Tovar to Greg Ossont, February 13, 2006
- 69) E-mail from Ruchita Patel, Agent for Quince Orchard Park Community Association, to Bill Wogatske, with attachment, February 26, 2006

- 70) Letter to Eric Tovar from Ruchita Patel, Agent for Quince Orchard Park Community Association, April 11, 2006
- 71) Letter to Caroline Seiden and Greg Ossont from William Wogatske, regarding school capacity, May 16, 2006
- 72) The Vistas SDP-04-001 Staff Issues, May 16, 2006
- Revised Schematic Development Plan, Cover Sheet (Sheet 1 of 4), July 25, 2006
- 74) Revised Schematic Development Plan, Site Plan (Sheet 2 of 4), July 25, 2006
- 75) Revised Conceptual Landscape Plan (Sheet 3 of 4), July 25, 2006
- 76) Revised Forest Conservation Plan (Sheet 4 of 4), July 25, 2006
- 77) Revised Schematic Development Plan, Cover Sheet (Sheet 1 of 4), reduced copy, July 25, 2006
- 78) Revised Schematic Development Plan, Site Plan (Sheet 2 of 4), reduced copy, July 25, 2006
- 79) Revised Conceptual Landscape Plan (Sheet 3 of 4), reduced copy, July 25, 2006
- 80) Revised Forest Conservation Plan (Sheet 4 of 4), reduced copy, July 25, 2006
- 81) Concept Stormwater Management Plan, September 12, 2006
- 82) Autoturn Exhibit, June 28, 2006
- 83) The Vistas Perspective #1
- 84) The Vistas Perspective #2
- 85) The Vistas Single Family Elevation #1
- 86) The Vistas Single Family Elevation #3
- 87) Letter to Mayor and City Council from Eric Tovar regarding compliance with Master Plan Themes, September 20, 2006
- 88) Quince Orchard Park Homeowners Association Position Paper, September 21, 2006

To: Mayor Katz, Members of the Council and Planning Commission

Subject: Updated Quince Orchard Park Resident Position Paper on Churchill's' Plan to Develop the Vistas

Introduction: This is an update to the Quince Orchard Park (QOP) resident position paper presented to the Mayor, City Council and Planning Commission on November 20, 2004 regarding the Vistas. It is based upon an updated plan provided by Churchill Builders to QOP approximately 10 days before this Worksession.

General Observations: Although QOP residents appreciate the efforts of Churchill to address our concerns, we still feel the current design of the Vistas leaves many important issues unresolved, with the overarching issue continuing to be the number of units and their mix (95 units, 26 single family and 69 townhomes). We feel the current plan places unacceptable burdens on the residents of QOP and the number of units should be reduced from the current 95 to a maximum of 75 units with a concomitant shift from a townhome to a single family majority. There are several issues which have led us to this position, each of which we feel needs to be carefully examined before Churchill is allowed to move forward with the Vistas. These issues include:

- Impact on Area Traffic The current plan for traffic flow within the Vistas is unacceptable. Narrow 20-foot alleys with garage facing garage; a main road terminating in a "hammerhead"; dangerously narrow passages for emergency vehicles over a large portion of this community (particularly fire equipment); limited maneuvering space for service vehicles (trash trucks); significantly (unplanned) increased traffic at the Winter Walk circle; and minimal options for plowed snow locations will make traffic flow within the Vistas horrific. QOP residents are concerned that Vistas residents will quickly choose parking alternatives in QOP making our already strained parking situation even worse.
- Architectural Consistency & Design with QOP There has been some discussion among QOP residents about the pros and cons of annexing the Vistas to QOP.
 Although we are not in a position to make any decisions at this time a few items are clear:
 - We strongly desire that the Vistas be architecturally consistent with QOP Phase 1. The current design of the Vistas streetscape (alleyscape) is not architecturally consistent.
 - 2. We are concerned that the proposed townhome designs are substandard to those existing in OOP.
 - 3. We are concerned about the financial burden on residents due to alley maintenance issues and their impact on community operating costs.



- Payment in-lieu of Reforestation- QOP residents feel very strongly that trees required by reforestation standards should remain within the confines of the Vistas. Failure to replant trees in over two acres of property in an 11 acre parcel of land is unacceptable. We are concerned about increased noise levels, decreased area wildlife, and diminished resident quality of life if the trees are not replaced. Note with the current plan there is very limited space within the Vistas where residents can walk without being in traffic.
- <u>Impact on School System</u> We are currently experiencing overcrowding in our area high schools. The primary schools are running near capacity. Do we really understand the impact of adding an additional school population to our neighborhood schools?
- Added Amenities We appreciate Churchill's initiative to add both a tennis and basketball court, however we question the location of these amenities that will aggravate local parking on Winter Walk and increase local noise levels. Tennis and basketball courts proposed by Churchill are a great amenity, but the builder needs to do a better job in planning their location.
- <u>Transitway Integration with the Vistas</u> Has anyone examined this issue? It appears that the noise level study including the use of their predictive model did not account for the potential of significantly increased bus traffic.

We appreciate the opportunity to provide this Position Paper update for the record, and request the Mayor, City Council, and Planning Commission consider our comments and concerns in resolving the disposition of Churchill's proposal to develop the Vistas.

Respectfully Submitted

Steven Scharf 206 Winter Walk Drive

THE VISTAS SDP-04-001 PLAN REVISIONS SINCE 12/6/05

| | Currently Proposed | REQ. | Previously Proposed |
|------------------------|--|------|---|
| Dwelling Units | 95 | | 125 |
| Single Family Detached | 26 | | 28 |
| Townhouses | 69 | | 41 |
| Multifamily | 0 | | 56 |
| DENSITY ¹ | 6.24 du/ac | | 8.21 du/ac |
| Parking | 275 spaces (for 95 units) | 224 | 377 (for 125 units) |
| Greenspace | 57% | 40% | 50% |
| Amenities | Tot Lot Tennis Court Half-Court Basketball Large areas of green space near tot lot Walking Path/Trail Seating Areas Public Art | | Tot Lot Multi-age Play Area Walking Path/Trail Seating Areas Public Art |
| Entrances/Circulation | Main Entrance on Orchard Ridge Left-hand turn lane & median break on Orchard Ridge Secondary entrance on Winter Walk Drive Public Streets Alleys servicing rear-entry townhomes Interconnectivity between alleys | | Main Entrance on Winter Walk Drive Private road network Alleys servicing townhomes Little connectivity between alleys/roads |

EXHIBIT #53

¹ Compare to combined densities for Quince Orchard Park Phases I & II of 7.51 du/ac, based on Phase I at 7.81 du/ac and Phase II at 7.33 du/ac

JOINT EXHIBIT #54

THE VISTAS SDP-04-001 <u>Density Calculations</u>

| | Quince Orchard Park Phase I | Quince Orchard Park Phase II | VISTAS |
|---------------------------|-----------------------------|------------------------------|------------|
| Gross Tract Area (acres) | 25.85 | 41.22 | 15.23 |
| Street Dedication (acres) | .50 | -3.48 | 2.18 |
| Net Tract Area (acres) | 25.35 | 44.7 | 13.05 |
| Total Units | 202 | 302 | 95 |
| Density | 7.81 du/ac | 7.33 du/ac | 6.24 du/ac |

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THE VISTAS SDP-04-001 School Information

School Cluster: Northwest Cluster

Kingsview Middle Diamond Elementary

Capacity of the school cluster:

Northwest High School

-School year 2004-05- Program Capacity: 1,586 students Actual Enrollment: 1,924 students

Deficit: -338 students

Core for Northwest High School is designed to accommodate up to 2000 students. There is a 30 classroom additional planned to be completed in August 2006. Future projected capacity (through 2010-11) is 2,241

Kingsview Middle School

-School year 2004-05- Program Capacity: 1,012 students Actual Enrollment: 1,243 students

Actual Enrollment: 1,243 students

Deficit: -231 students

A new middle school, Quince Orchard Middle School, will open in August 2005. This will alleviate the overcrowding at Kingsview.

Diamond Elementary School

-School year 2004-05- Program Capacity: 594 students
Actual Enrollment: 431

Available Space: 163

Single family

Elementary School: 0.406

26 single-family detached = 10.55 Elementary School Students

Middle School: 0.125

26 single-family detached= 3.25 Middle School Students

High School: 0.138

26 single-family detached= 3.58 High School Students

Subtotal: 17.38 Students

Townhouses

Elementary School: 0.279



69 Townhouses = 19.25 Elementary School Students

Middle School: 0.093

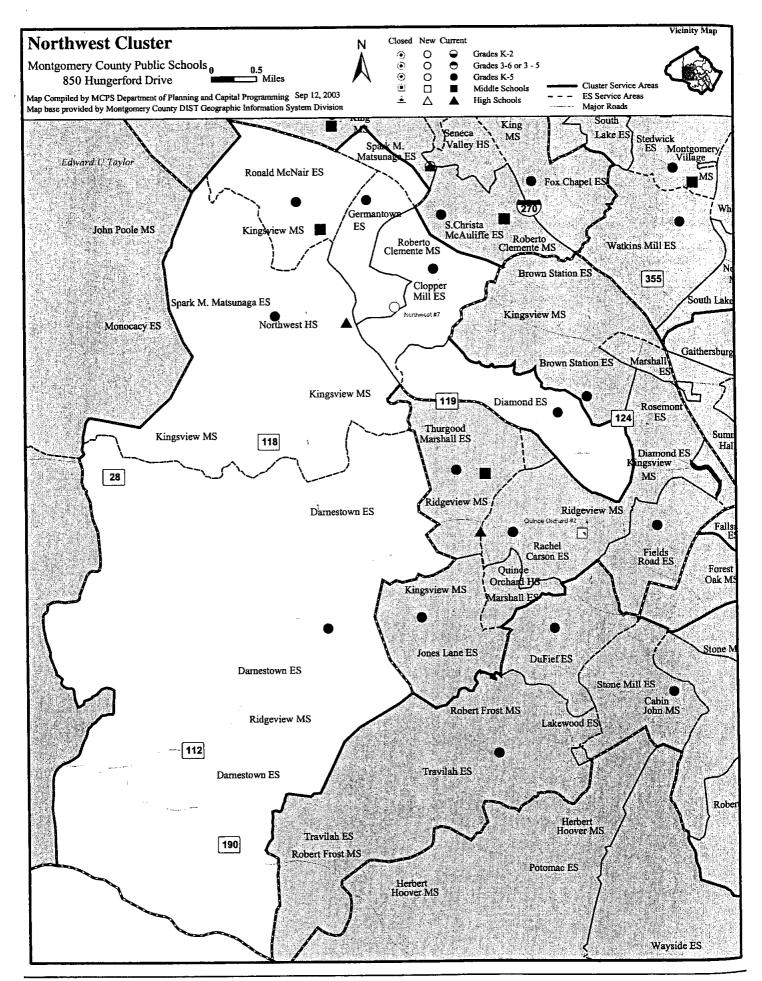
69 Townhouses = 6.41 Middle School Students

High School: 0.105

69 Townhouses = 7.24 High School Students

Subtotal: 32.90 Students

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CLUSTER PLANNING ISSUES

Capital Project: Restroom renovations are planned for schools in this cluster that were constructed or modernized before 1985 and do not have planning or construction funds approved in the FY 2005–2010 CIP. Schools that are receiving an addition project will have the improvements completed at the same time. Please see Appendix W for the list of schools that are approved to receive restroom renovations.

Planning Issue: A program initiative to provide full-day kindergarten and reduced class-sizes in Grades K–2 was introduced in the 2000–2001 school year in schools with the largest number of students affected by poverty and language deficiency. Beginning in the 2001–2002 school year Clopper Mill Elementary School received full-day kindergarten and reduced class-sizes in Grades 1 and 2. Relocatable classrooms are being used to accommodate these initiatives where necessary.

Utilization: As housing development continues in the Germantown area, there will be a need for more capacity at all levels. At the elementary school level, new residential development is greatest in the Spark M. Matsunaga and Germantown elementary school service areas. A new elementary school, Northwest Elementary School #7, that is approved for August 2006, and an addition at Spark M. Matsunaga Elementary School that is approved for August 2005 will relieve these two schools. At the high school level, a second classroom addition approved for August 2006 will provide relief for Northwest High School. A new middle school in the Quince Orchard cluster will address overutilization at Kingsview Middle School.

Special and Alternative Programs: Students who reside in the Northwest Cluster, who historically would have attended a Learning Academic Disability or Language program, are now served in an elementary "Home School Model" program. These students are instructed in the general education curriculum with differentiated instruction to accommodate the learning needs and styles of all students in the class. Some of the students may receive instruction in the Fundamental Life Skills curriculum as appropriate. Related services are integrated into regular classroom settings and other school environments.

SCHOOLS

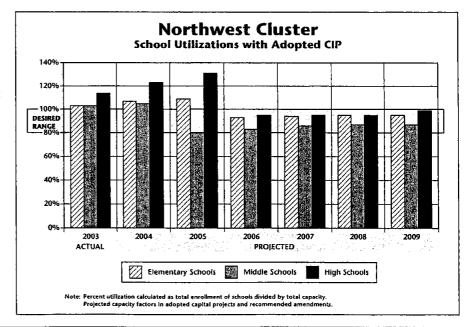
Northwest High School

Utilization: Projected enrollment continues to increase at Northwest High School. A ten-classroom addition opened in August 2001. A 30-classroom addition is scheduled for completion in August 2006. The core for Northwest High School is designed to accommodate up to 2000 students.

Capital Project: A master-planned 30-classroom addition is planned to open in August 2006 with FY 2006 construction funds approved to construct the addition. The completion date for the addition was delayed to September 2006 due to a funding shortfall.

Roberto Clemente MS Clopper Mill ES Germantown ES (North of Great Seneca Highway) Ronald McNair ES Spark M. Matsunaga ES *"Cluster" is defined as the collection of elementary schools that articulate to the same high school.

- *S. Christa McAuliffe and Sally K. Ride elementary schools (south of Middlebrook Road) also articulate to Roberto Clemente Middle School, but thereafter articulate to Seneca Valley High School.
- *Brown Station and Jones Lane elementary schools also articulate to Kingsview Middle School, but thereafter articulate to Quince Orchard High School.
- *Rachel Carson, Diamond(south of Great Seneca Highway), Fields Road, and Thurgood Marshall elementary schools also articulate to Ridgeview Middle School, but thereafter articulate to Quince Orchard High School.



Kingsview Middle School

Utilization: Relocatable classrooms will continue to be used until a new middle school in the Quince Orchard cluster opens in August 2005.

Quince Orchard Middle School #2

Capital Project: A site for the new school was acquired in the Lakelands community. The school is under construction and scheduled to open in August 2005. FY 2005 furniture and equipment funds are approved to complete the new school. A repeat design is being used.

Non-Capital Action: A boundary study was conducted in spring 2004 to determine the boundaries for Quince Orchard Middle School #2. Elementary schools that currently articulate to Kingsview Middle School and Ridgeview Middle School participated on the boundary advisory committee. The superintendent will make a recommendation for these boundaries as part of the Amendments to the FY 2005–2010 CIP with Board of Education action scheduled for November 2004.

Ridgeview Middle School

Capital Project: Improvements to this facility are needed to reconfigure classrooms, create appropriate hallways, add lighting, and to reconfigure the mechanical system. FY 2008 planning funds are approved to begin the architectural design for the improvements. The anticipated completion date for the project is August 2010. In order for these modifications to be completed on schedule, two critical funding sources must be provided. First, the County Council must provide local funding at the levels approved in the FY 2005–2010 CIP, and second, the State of Maryland must provide state funding at the levels projected by the County Council for the FY 2005–2010 CIP.

Germantown Elementary School

Utilization: Enrollment at Germantown Elementary School is projected to exceed capacity throughout the six-year period. A feasibility study was conducted in spring 2001 to explore the possibility of an addition to Germantown Elementary School. Enrollment in this area has increased dramatically generating the need for a new elementary school in the cluster rather than an addition to Germantown Elementary School. Continue to use relocatable classrooms until Northwest Elementary School #7 opens in August 2006.

Spark M. Matsunaga Elementary School

Utilization: Enrollment at Spark M. Matsunaga Elementary School is projected to exceed capacity throughout the six-year period. Even with the opening of Northwest Elementary School #7 additional capacity will be needed at this school. Relocatable classrooms will be used until the master planned addition and new school opens.

Capital Project: FY 2005 planning and construction funds are approved to construct the master planned 6-classroom addition with completion scheduled for 2004–2005 school year. In order for the addition to open on schedule, two critical funding sources must be provided. First, the County Council must provide local funding at the levels approved in the FY 2005–2010 CIP, and second, the State of Maryland must provide state funding at the levels projected by the County Council for the FY 2005–2010 CIP.

Northwest Elementary School #7

Capital Project: A new elementary school is needed in the Northwest cluster to relieve Germantown and Spark M. Matsunaga elementary schools.

Capital Project: FY 2005 planning and construction funds are approved to complete architectural planning and begin construction for the new school with completion scheduled for August 2006.

Capital Project: FY 2005 planning and construction funds are approved for a gymnasium to be built as part of the new school construction project. The anticipated completion date for this gymnasium is August 2006. In order for this gymnasium to be completed on schedule, the County Council must provide local funding at the levels approved in the FY 2005–2010 CIP.

Non-Capital Action: A boundary study will be conducted in the spring of 2005 to review options for the creation of the service area for the new school with Board of Education action scheduled for November 2005.

CAPITAL PROJECTS

| School | Project | Status | Date of Completion |
|-------------------------|-------------------------|----------------------|------------------------|
| Northwest HS | 30-classroom addition | Approved | Aug. 2006 |
| Quince Orchard MS #2 | New school | Approved | Aug. 2005 |
| Ridgeview MS | Facility improvements | Approved | Aug. 2010 |
| Matsunaga ES | 6-classroom addition | Approved | SY 2004- 2005 |
| Northwest ES #7 | New school Gymnasium | Approved Approved | Aug. 2006 Aug. 2006 |

Diamond Elementary School - #570

Principal: Ms. Carol Lange

Community Supt: Ms. Cynthia A. Rattley

School Hours: 9:15 - 3:30 Feeder Schools:

4 Marquis Drive Gaithersburg, MD 20878 www.mcps.k12.md.us/schools/diamondes/

Office Phone: (301) 840-7177 Fax Number: (301) 840-4506 Cluster Name: Northwest, Q.Orchard

Cluster Name: Northwest, Q.Orchard Receiving Schools: Kingsview, Ridgeview

431

| | a, = | % Ge | nder | 1 | % Racial | /Ethnic Co | | | Enre | ollment by G | |
|--------------|---------|----------------|-------------|-------------|--------------|-------------|-------------|-------|------------|--------------|---------|
| | % Total | Female | Male | Afr Am | Am Ind | Asian | Hisp | White | | Number | Percent |
| All Students | | 44.1 | 55.9 | 12.1 | 0.2 | 29.9 | 11.6 | 46.2 | Pre K | 0 | 0.0 |
| SPED | 16.2 | 3.9 | 12.3 | 3.2 | 0.0 | 1.9 | 1.2 | 10.0 | Half-Day K | 60 | 13.9 |
| ESOL | 8.4 | 4.2 | 4.2 | 0.0 | 0.0 | 4.9 | 2.8 | 0.7 | Full-Day K | 0 | 0.0 |
| FARMS | 10.0 | 5.3 | 4.6 | 3.7 | 0.0 | 1.9 | 2.8 | 1.6 | Grade 1 | 66 | 15.3 |
| | | | | I | | | <u> </u> | | Grade 2 | 75 | 17.4 |
| 1. | Stude | nts with Dis | abilities L | east Restri | ctive Enviro | nment (LF | (E) | | Grade 3 | 73 | 16.9 |
| | Perce | ent of Instruc | tional Time | Outside a | General Edu | cation Clas | 38 | | Grade 4 | 74 | 17.2 |
| | | Less than | 1 21% | Between | 21% and 60 | 0% | More than 6 | 0% | Grade 5 | 83 | 19.3 |
| All SPED Stu | dents | 65.2 | 2 | | 0.0 | | 34.8 | | Grade 6 | 0 | 0.0 |
| | | | | | | | | | | | |

Other Participation

Students now or have in the past received FARMS = 16.0% Mobility Rate (Entrants + Withdrawals) * = 13.8%

Attendance Rate * = 95.7% Suspension Rate * = 0.0%

School Programs

Total

Asperger's Autism Elementary Home School Model

| | % Pr | oficient | Participation Rate | | |
|------------------|------|----------|--------------------|---------|--|
| | Math | Reading | Math | Reading | |
| All Students | Met | Met | Met | Met | |
| African American | Met | Met | па | na | |
| American Indian | па | na | na | na | |
| Asian American | Met | Met | na | na | |
| Hispanic | Met | Met | na | na | |
| White | Met | Met | Met | Met | |
| SPED | Met | Met | na | na | |
| ESOL | Met | Met | na | na | |
| FARMS | Met | Met | na | na | |

| | | Maryland School | ol Assessment Pro | ficiency Rate* | | <u>n engarte-authur</u> |
|------------------|-------|-----------------|-------------------|----------------|---------|-------------------------|
| | Gra | ide 3 | | ade 4 | Grade 5 | |
| ľ | Math | Reading | Math | Reading | Math | Reading |
| All Students | 91.1 | 83.5 | 90.1 | 92.6 | 80.7 | 84.3 |
| African American | 75.0 | 58.3 | 78.6 | 92.9 | 60.0 | 66.7 |
| American Indian | | | | | | |
| Asian American | 100.0 | 100.0 | 90.5 | 90.5 | 81.8 | 72.7 |
| Hispanic | 57.1 | 42.9 | 75.0 | 75.0 | 76.9 | 76.9 |
| White | 97.6 | 90.5 | 97.4 | 97.4 | 88.4 | 95.3 |
| Female | 97.4 | 97.4 | 87.1 | 96.8 | 79.1 | 79.1 |
| Male | 85.4 | 70.7 | 92.0 | 90.0 | 82.5 | 90.0 |
| SPED | 76.9 | 61.5 | 85.7 | 92.9 | 86.4 | 90.9 |
| ESOL | | | <u>, ,</u> | | | |
| FARMS | 50.0 | 62.5 | 76.9 | 92.3 | 69.2 | 84.6 |

Diamond Elementary School - #570

| Grade 2 Comprehensive Test of Basic Skills * Percent at or above the 50th National Percentile | | | | | | |
|---|---------|----------|-----------------------|-------------|---------------------|--------------------|
| | Reading | Language | Language Mechanics | Mathematics | Math Computation | Composite Index |
| All Students | 84.0 | 86.7 | 84.5 | 86.8 | 93.1 | 87.0 |
| African American | 66.7 | 83.3 | 66.7 | 33.3 | 83.3 | 66.7 |
| American Indian | | | | | | |
| Asian American | 82.4 | 82.4 | 88.2 | 94.4 | 94.4 | 88.5 |
| Hispanic | 66.7 | 88.9 | 66.7 | 77.8 | 88.9 | 77.8 |
| White | 90.7 | 88.4 | 89.7 | 93.0 | 94.9 | 91.3 |
| Female | 82.9 | 92.7 | 90.0 | 87.8 | 92.5 | 89.2 |
| Male | 85.3 | 79.4 | 77.4 | 85.7 | 93.8 | 84.3 |
| SPED | 83.3 | 66.7 | 75.0 | 83.3 | 100.0 | 80.8 |
| ESOL | | | | 100.0 | 100.0 | |
| FARMS | 44.4 | 55.6 | 55.6 | 40.0 | 70.0 | 53.2 |

| i ka kiji ka ka | | Sta | off Diversity | | | | | | sses Taught | |
|-----------------------------|--------|--------|---------------|----------|-------|-----------|----------------|------------|-------------|----------|
| % Racial/Ethnic Composition | | | | % G | ender | Highly Qu | alified (HQ) 1 | Teachers * | | |
| | Afr Am | Am Ind | Asian Am | Hispanic | White | Male | Female | Number | | |
| Professional | 5.6 | 0.0 | 2.8 | 2.8 | 88.9 | 5.6 | 94.4 | of Classes | % HQ | % Not HQ |
| Supporting Services | 23.8 | 0.0 | 14.3 | 4.8 | 57.1 | 19.0 | 81.0 | 62 | 88.7 | 11.3 |

| Parkoriak juda a | Class Size/Staff Ra | itlo de la |
|-----------------------|----------------------|--|
| Student/Instructional | Staff Ratio = 9.4 | |
| Average Class Size | Kindergarten = 19.7 | |
| | Grades 1 to 2 = 23.0 | Grades 3 to 5 = 23.6 |

| Years Experience of Professional Personnel | | | | | |
|--|---------------|-----------------------|--|--|--|
| Less Than 5 Years | 5-15 Years | More Than 15 Years | | | |
| 22.2 | 30.6 | 47.2 | | | |

| Professional | | Supporting Services | • |
|------------------------------|--------|--------------------------------------|-------|
| Administrative | | Instructional Support | |
| Principal | 1.000 | Paraeducators | |
| Assistant Principal | | Regular | 1.12 |
| Principal Intern | | Special Education | 8.00 |
| Administrative Total | 1.000 | Teacher Assistant Media Assistant | 0.50 |
| Teachers | | Instructional Data Assistant | 0.62 |
| Kindergarten | 1.600 | Instructional Support Total | 10.25 |
| Classroom | 15.000 | •• | |
| Staff Development | 1.000 | | |
| ESOL | 0.800 | Other Support | |
| Reading | 2.200 | Administrative Secretary | 1.00 |
| Physical Education | 1.000 | Secretary | 1.00 |
| Art | 1.000 | Parent/Community Coord | • |
| Music | 1.000 | Lunch Hour Aide | 1.00 |
| Instrumental Music Preschool | 0.300 | Other Support Total | 3.00 |
| Special Education: | | | |
| Classroom | 4.500 | D. Walter Considers | |
| Resource Program | 1.000 | Building Services | |
| Teachers Total | 29,400 | Manager | 1.00 |
| | | Leader | 1.00 |
| Other Professional | | Worker | 1.50 |
| Counselor | 1.000 | Plant Equipment Operator | |
| Media Specialist | 1.000 | Building Services Total | 3.50 |
| Spec Ed Related Services | 1.000 | | |
| Other Professional Total | 3.000 | Food Services | 1.00 |
| Total Professional | 33,400 | Total Supporting Services | 17.75 |

| Facilities Data | | | | | | | | |
|----------------------------------|----------------------------------|-----------------------|-----|---------|---------------------------|--|--|--|
| Original Construction Date | Year Renovated/ Modernized | Site Size in Acres | Gym | ******* | Relocatable Classrooms | | | |
| 4075 | | 100 | Voo | 4 | l n | | | |

| Core Facility Teaching Stations | | | | | | | | | |
|---------------------------------|------------|------------------|-------|--------------|----------------------|--|--|--|--|
| Total | Grades 1-6 | Support A/M/R | Pre K | Kindergarten | Special Education | | | | |
| 29 | 19 | 4 | 0 | 2 | 4 | | | | |

| Capacity/Enrollment Projections | | | | | | | | | |
|---------------------------------|--------------------|---------|---------|---------|---------|---------|---------|--|--|
| Current Capacity | Future Capacity | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | | |
| 594 | 547 | 428 | 436 | 437 | 436 | 443 | 448 | | |

| School Operating Costs | | | | | |
|--------------------------------|-------------|--|--|--|--|
| Professional Salaries | \$2,307,785 | | | | |
| Supporting Services Salaries | \$582,763 | | | | |
| Substitutes/Stipends | \$57,700 | | | | |
| Employee Benefits | \$682,819 | | | | |
| Instructional Supplies/Support | \$89,765 | | | | |
| Facility Costs | \$184,997 | | | | |
| Total Allocated Cost | \$3,905,829 | | | | |

Kingsview Middle School - #708

Principal: Mr. Dennis G. Queen

18909 Kingsview Road Germantown, MD 20874

Community Supt: Ms. Cynthia A. Rattley

www.mcps.k12.md.us/schools/kingsviewms/

Office Phone: (301) 601-4611 Fax Number: (301) 601-4610 Cluster: Northwest, Q.Orchard

Cluster: Northwest, Q.C

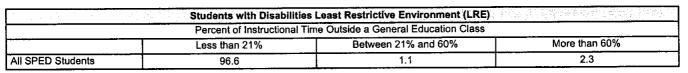
School Hours: 7:55 - 2:40

Feeder Schools: Brown Station, Diamond, Jones Lane, Matsunaga,

McNair

Receiving Schools: Northwest, Quince Orchard

| The distance of | | A PANCE | ji 4 Propins | | 2004-2005 | Enrollment | = 1,243 | | jiiwyją | | |
|-----------------|----------|---------|--------------|--------|-----------|-------------|----------|-------|---------|---------------|---------|
| | 0/ 7-4-1 | % Ge | nder | | % Racia | /Ethnic Con | position | | En | rollment by G | rade |
| | % Total | Female | Male | Afr Am | Am Ind | Asian | Hisp | White | | Number | Percent |
| All Students | | 48.4 | 51.6 | 22.0 | 0.2 | 20.3 | 12.3 | 45.1 | Grade 6 | 411 | 33.1 |
| SPED | 14.2 | 4.8 | 9.3 | 4.4 | 0.0 | 1.2 | 2.2 | 6.4 | Grade 7 | 423 | 34.0 |
| ESOL | 3.9 | 2.0 | 1.9 | 0.4 | 0.0 | 1.6 | 1.4 | 0.6 | Grade 8 | 409 | 32.9 |
| FARMS | 15.4 | 7.2 | 8.2 | 7.5 | 0.0 | 1.6 | 4.4 | 1.9 | Total | 1,243 | |



Other Participation

Students now or have in the past received FARMS = 31.9%

Mobility Rate (Entrants + Withdrawals) * = 12.5%

Attendance Rate * = 95.2%

Suspension Rate * = 7.8%

School Programs

Learning and Academic Disabilities

| | | l Assessment Overall Adequate oficient | | ation Rate |
|------------------|------|--|------|------------|
| | Math | Reading | Math | Reading |
| All Students | Met | Met | Met | Met |
| African American | Met | Met | Met | Met |
| American Indian | na | na | na | na |
| Asian American | Met | Met | Met | Met |
| Hispanic | Met | Met | Met | Met |
| White | Met | Met | Met | Met |
| SPED | Met | Met | Met | Met |
| ESOL | Met | Met | na | na |
| FARMS | Met | Met | Met | Met |

| ····· | Gra | ade 6 | Gra | ade 7 | Gra | ade 8 |
|------------------|------|---------|------|---------|------|---------|
| <u> </u> | Math | Reading | Math | Reading | Math | Reading |
| All Students | 65.7 | 80.4 | 65.2 | 79.5 | 58.3 | 76.5 |
| African American | 29.5 | 58.3 | 39.1 | 63.2 | 34.8 | 54.8 |
| American Indian | == | | | | - | |
| Asian American | 87.7 | 87.7 | 84.7 | 87.1 | 80.2 | 80.4 |
| Hispanic | 58.1 | 74.4 | 35.7 | 66.1 | 30.2 | 67.9 |
| White | 76.2 | 89.3 | 76.8 | 87.2 | 65.5 | 86.3 |
| Female | 70.8 | 84.2 | 64.4 | 82.3 | 58.6 | 80.2 |
| Male | 61.3 | 77.0 | 66.0 | 76.9 | 58.1 | 73.0 |
| SPED | 23.2 | 33.9 | 24.4 | 36.6 | 13.5 | 43.2 |
| ESOL | 25.0 | 37.5 | 25.0 | 25.0 | 57.1 | 46.7 |
| FARMS | 35.9 | 57.8 | 31.7 | 51.2 | 26.7 | 48.7 |



Kingsview Middle School - #708

| 机。可以是是是一种比较的 | | Algebra Completion | | Geometry Completion |
|------------------|---------|--------------------|---------|---------------------|
| <u> </u> | Grade 6 | Grade 7 | Grade 8 | Grade 8 |
| All Students | 0.0 | 13.4 | 40.4 | 10.0 |
| African American | 0.0 | 1.1 | 18.3 | 2.2 |
| American Indian | | | | |
| Asian American | 0.0 | 27.3 | 56.6 | 20.2 |
| Hispanic | 0.0 | 1.8 | 7.4 | 1.9 |
| White | 0.0 | 15.5 | 50.9 | 10.9 |
| Female | 0.0 | 12.2 | 40.3 | 10.7 |
| Male | 0.0 | 14.6 | 40.4 | 9.4 |
| ESOL | 0.0 | 4.3 | 16.0 | 4.0 |
| FARMS | 0.0 | 2.4 | 15.6 | 3.9 |
| SPED | 0.0 | 2.1 | 6.8 | 0.0 |

| and the company of the second | Staff Diversity | | | | | | | | | by |
|-------------------------------|-----------------|--------|----------|----------|-------|-----------|----------------|------------|------|----------|
| % Racial/Ethnic Composition | | | | % G | ender | Highly Qu | alified (HQ) T | eachers * | | |
| | Afr Am | Am Ind | Asian Am | Hispanic | White | Male | Female | Number | | |
| Professional | 7.8 | 1.1 | 2.2 | 6.7 | 82.2 | 30.0 | 70.0 | of Classes | % HQ | % Not HQ |
| Supporting Services | 15.8 | 0.0 | 18.4 | 15.8 | 50.0 | 18.4 | 81.6 | 306 | 69.6 | 30.4 |

| Class Size/Staff Ratio | |
|--|--|
| Student/Instructional Staff Ratio = 13.7 | |
| Average Class Size (English) = 26.4 | |
| Average Class Size (Other) = 25.0 | |

| Years Experience of Professional Personnel | | | | | | | |
|--|---------------|-----------------------|--|--|--|--|--|
| Less Than 5 Years | 5-15 Years | More Than 15 Years | | | | | |
| 25.6 | 47.8 | 26.7 | | | | | |

| | Staf | Positions | + 51/H3 |
|----------------------------|--------|---|---------|
| Professional | | Supporting Services | |
| Administrative | | Instructional Support | |
| Principal | 1.000 | Paraeducators | |
| Assistant Principal | 3.000 | Regular | 0.875 |
| Student Support Specialist | 1.000 | Special Education | 4.312 |
| Magnet/Special Program | | Technical Support | 1.000 |
| Coordinator | | Teacher Assistant | |
| | | Media Assistant | 1.500 |
| Administrative Total | 5.000 | Instructional Data Assistant | 0.750 |
| Teachers | | Instructional Support Total | 8.437 |
| Classroom | 54.000 | ** | |
| Resource | 11.000 | Other Support | |
| Staff Development | 1.000 | • • | 1.000 |
| ESOL | 2.000 | Administrative Secretary School Financial Assistant | 1.000 |
| Alternative | 1.000 | Secretary | 3.500 |
| Reading | 1.000 | Media Services Technician | 0.000 |
| Special Education: | | Security Assistant | 3.000 |
| Classroom | 3.200 | Lunch Hour Aide | 1.188 |
| Resource Program | 2.000 | 23/10/11/34/71/30 | |
| Teachers Total | 75.200 | Other Support Total | 9.688 |
| | | Building Services | |
| Other Professional | | Manager | 1.000 |
| Counselor | 5.000 | Leader | 1.000 |
| Media Specialist | 1.000 | Worker | 5.500 |
| Spec Ed Related Services | 1.000 | Plant Equipment Operator | 1.000 |
| Other Professional Total | 7.000 | Building Services Total | 8.500 |
| | | Food Services | 4.251 |
| Total Professional | 87.200 | Total Supporting Services | 30.876 |

| Facilities Data | | | | | | | | |
|---|--|-----------------------|--------------------|---------------------------|--|--|--|--|
| Original Year Construction Renovated/ Date Modernized | | Site Size in Acres | Joint Occupancy | Relocatable Classrooms | | | | |
| 1997 | | 18.5 | 0 | 14 | | | | |

| Core Facility Teaching Stations | | | | | | | |
|---------------------------------|-------------------|---------------|-----------------------|--|--|--|--|
| Total | Regular Education | Support Rooms | Special/Alt Education | | | | |
| 47 | 43 | 0 | 4 | | | | |

| Capacity/Enrollment Projections | | | | | | | | |
|---------------------------------|--------------------|---------|---------|---------|---------|---------|---------|--|
| Current Capacity | Future Capacity | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | |
| 1,012 | 1,021 | 1,289 | 1,380 | 1,473 | 1,523 | 1,526 | 1,525 | |

| Professional Salaries | \$5,527,600 |
|--------------------------------|-------------|
| Supporting Services Salaries | \$996,861 |
| Substitutes/Stipends | \$215,460 |
| Employee Benefits | \$1,504,220 |
| Instructional Supplies/Support | \$330,465 |
| Facility Costs | \$426,005 |
| Total Allocated Cost | \$9,000,611 |

Northwest High School - #246

Principal: Ms. Sylvia Morrison

Community Supt: Ms. Cynthia A. Rattley

School Hours: 7:25 - 2:10

Feeder Schools: Clemente, Kingsview, Ridgeview

13501 Richter Farm Road Germantown, MD 20874 www.mcps.k12.md.us/schools/northwesths/

Office Phone: (301) 601-4660 Fax Number: (301) 601-4662

Cluster Name: Northwest

| | | % Ge | nder | | % Racia | l/Ethnic Con | nposition | | Enr | ollment by Gr | ade |
|--------------|---------|--------|------|--------|---------|--------------|-----------|-------|----------|---------------|---------|
| | % Total | Female | Male | Afr Am | Am Ind | Asian | Hisp | White | | Number | Percent |
| All Students | | 50.4 | 49.6 | 29.6 | 0.2 | 15.0 | 11.4 | 43.8 | Grade 9 | 574 | 29.8 |
| SPED | 11.1 | 3.8 | 7.2 | 4.4 | 0.0 | 0.4 | 1.3 | 5.0 | Grade 10 | 489 | 25.4 |
| ESOL | 0.2 | 0.2 | 0.1 | 0.1 | 0.0 | 0.0 | 0.0 | 0.1 | Grade 11 | 428 | 22.2 |
| FARMS | 11.6 | 5.7 | 6.0 | 6.3 | 0.1 | 1.5 | 2.1 | 1.7 | Grade 12 | 433 | 22.5 |
| | L | | | | | | | • | Total | 1,924 | |

| | Students with Disabilitie | s Least Restrictive Environment (LRE) | 表演表的文字。但可以对话是是一次,不管与一 | | | | | |
|---|---------------------------|---------------------------------------|------------------------------|--|--|--|--|--|
| Percent of Instructional Time Outside a General Education Class | | | | | | | | |
| | Less than 21% | Between 21% and 60% | More than 60% | | | | | |
| All SPED Students | 41.0 | 7.6 | 51.4 | | | | | |

Other Participation

Students now or have in the past received FARMS = 39.9%

Mobility Rate (Entrants + Withdrawals) * = 12.3%

Graduation Rate * = 93.0%

Attendance Rate * = 94.4%

Dropout Rate * = 0.9%

Suspension Rate * = 4.9%

School Programs

Ulysses Project Signature

Emotional Disabilities

Learning and Academic Disabilities

Career Development

Academy of Biotechnology

Academy of Commercial and Fine Arts

Academy of Finance and Business

Academy of International Studies

Academy of Media Literacy

| | % Pr | oficient | Participation Rate | | | |
|------------------|------|----------|--------------------|---------|--|--|
| - | Math | Reading | Math | Reading | | |
| All Students | Met | Met | Met | Met | | |
| African American | Met | Met | Met | Met | | |
| American Indian | na | na | na | na | | |
| Asian American | Met | Met | Met | Met | | |
| Hispanic | Met | Met | na | Met | | |
| White | Met | Met | Met | Met | | |
| SPED | Met | Met | na | Met | | |
| ESOL | Met | Met | na | па | | |
| FARMS | Met | Met | Met | Met | | |

| Maryland Sc | hool Assessment | Proficiency Rate * |
|--------------|-----------------|--------------------|
| | Geometry | Grade 10 Reading |
| All Students | 51.3 | 73.1 |
| African Am. | 29.3 | 61.0 |
| Am. Indian | | |
| Asian | 70.3 | 82.6 |
| Hispanic | 27.6 | 51.9 |
| White | 65.0 | 84.7 |
| Female | 45.4 | 80.7 |
| Male | 57.8 | 66.2 |
| SPED | 16.7 | 30.6 |
| ESOL | | |
| FARMS | 29.4 | 59.1 |

| | Algebra | Biology | English | Government |
|------------------|---------|---------|---------|------------|
| All Students | 38.9 | 75.4 | 57.6 | 73.9 |
| African American | 26.1 | 59.4 | 42.8 | 65.8 |
| American Indian | | | | |
| Asian American | 62.1 | 82.5 | 72.0 | 78.9 |
| Hispanic | 38.8 | 64.4 | 43.4 | 58.0 |
| White | 49.5 | 86.4 | 66.8 | 81.7 |
| Female | 38.9 | 78.9 | 63.6 | 78.0 |
| Male | 38.9 | 71.6 | 51.6 | 69.5 |
| SPED | 21.0 | 43.3 | 17.1 | 38.9 |
| ESOL | | | | |
| FARMS | 28.1 | 48.8 | 34.3 | 57.1 |

^{* 2003-2004} School Year Data

Northwest High School - #246

| | Algebra and Geo | netry Completion Rate and | Honors/AP Enrollment * | edire şuseşmir bili ilki 🖂 |
|------------------|--------------------|---------------------------|------------------------|----------------------------|
| | Algebra Completion | Geometry | Completion | Honors/AP |
| | Grade 9 | Grade 9 Grade 9 | | Enrollment |
| All Students | 76.4 | 36.2 | 69.5 | 61.1 |
| African American | 64.4 | 20.2 | 51.6 | 40.8 |
| American Indian | | | | |
| Asian American | 94.5 | 56.2 | 82.6 | 80.6 |
| Hispanic | 67.3 | 12.7 | 53.1 | 54.1 |
| White | 81.3 | 47.1 | 80.8 | 70.2 |
| Female | 75.9 | 35.4 | 74.3 | 65.9 |
| Male | 76.8 | 37.1 | 64.5 | 56.0 |
| ESOL | 66.7 | 0.0 | | 55.6 |
| FARMS | 65.8 | 11.0 | 46.3 | 36.2 |
| SPED | 40.0 | 4.0 | 30.8 | 20.1 |

| | | Sta | ff Diversity | | | A table as | | | asses Taught | |
|-----------------------------|--------|--------|--------------|----------|----------------------------------|------------|--------|------------|--------------|----------|
| % Racial/Ethnic Composition | | | % Gender | | Highly Qualified (HQ) Teachers * | | | | | |
| | Afr Am | Am Ind | Asian Am | Hispanic | White | Male | Female | Number | | |
| Professional | 13.6 | 0.8 | 2.4 | 1.6 | 81.6 | 34.4 | 65.6 | of Classes | % HQ | % Not HQ |
| Supporting Services | 19.3 | 0.0 | 12.3 | 8.8 | 59.6 | 35.1 | 64.9 | 396 | 63.6 | 36.4 |

| Years Experience of Professional Personnel | | | | | |
|--|---------------|-----------------------|--|--|--|
| Less Than 5 Years | 5-15 Years | More Than 15 Years | | | |
| 24.8 | 44.8 | 30.4 | | | |

| A Republican | Class Size/Staff Ratio | |
|-------------------------|------------------------|--------------|
| Student/Instructional S | taff Ratio = 14.5 | · |
| Average Class Size: | English = 26.1 | Other = 26.9 |

| Professional | | Supporting Services | |
|----------------------------|---------|--------------------------------|-------|
| Administrative | | Instructional Support | |
| Principal | 1.000 | Paraeducators | |
| Assistant Principal | 3.000 | Regular | 1.00 |
| Student Support Specialist | | Special Education | 7.43 |
| Magnet/Special Program | | Technical Support | 1.00 |
| Coordinator | | English Composition Assistant | 2.62 |
| | | Career Information Coordinator | 1.00 |
| Administrative Total | 4.000 | Media Assistant | 2.50 |
| | | Teacher Assistant | |
| Teachers | | Instructional Support Total | 15.56 |
| Classroom | 85.500 | Other Support | |
| Resource | 9.000 | • • | |
| Staff Development | 1.000 | Business Manager | 1.00 |
| Athletic Director | 1.000 | Administrative Secretary | 1.00 |
| ESOL | | Registrar | 1.00 |
| Alternative | 1.000 | School Financial Assistant | 1.00 |
| Career/Technical Ed | 0.500 | Secretary | 6.00 |
| Special Education: | | Media Services Technician | 1.00 |
| Classroom | 7.000 | Security Team Leader | 1.00 |
| Resource Program | 2.000 | Security Assistant | 3.00 |
| | | Student Monitor | 1.00 |
| Teachers Total | 107.000 | Other Support Total | 16.00 |
| Other Burfacel and | | Building Services | |
| Other Professional | | Manager | 1.00 |
| Counselor | 7.000 | Leader | 1.00 |
| Media Specialist | 1.000 | Worker | 12.00 |
| Spec Ed Related Services | 1.700 | Plant Equipment Operator | 1.00 |
| Other Professional Total | 9.700 | Building Services Total | 15.00 |
| | | Food Services | 3.25 |
| | | | |

| Average SAT Scores * (69.3% Tested) | | | | | | |
|-------------------------------------|--------|--------|----------|--|--|--|
| | School | County | National | | | |
| Math | 532 | 561 | 518 | | | |
| Verbal | 510 | 541 | 508 | | | |
| Total | 1042 | 1102 | 1026 | | | |

| *Advanced Placement Tests * | | | | | | |
|-----------------------------|-----------------|----------------------------|----------------------------|--|--|--|
| Number of Students | Number of Exams | N of Scores 3 or Higher | % of Scores 3 or Higher | | | |
| 281 | 536 | 393 | 73.3 | | | |

| Postsecondary Education Plans 3 | | | | | | |
|---------------------------------|------------|----------|--------------------|--|--|--|
| College/Training | Employment | Military | College/Employment | | | |
| 75.3% | 4.4% | 2.2% | 15.9% | | | |

| High School Academic Attainment Categories | | | | | | |
|--|------------------|---------------------------|-----------------------|--|--|--|
| College Rigorous | College Ready | College/Career Capable | Minimally Prepared | | | |
| 34.9% | 18.0% | 25.1% | 21.9% | | | |

| Facilities Data | | | | | | |
|----------------------------------|----------------------------------|-----------------------|--------------------|---------------------------|--|--|
| Original Construction Date | Year Renovated/ Modernized | Site Size in Acres | Joint Occupancy | Relocatable Classrooms | | |
| 1998 | | 34.6 | 0 | 10 | | |

Core Facility Teaching Stations

| Total | Regular Education | Support Rooms | Special/Alt Education |
|------------|----------------------|------------------|--------------------------|
| 72 | 67 | 0 | 5 |
| framerica. | Capacity/Enrolln | nent Projections | |

| Capacity/Enrollment Frojections | | | | | | | |
|---------------------------------|--------------------|---------|---------|---------|---------|---------|---------|
| Current Capacity | Future Capacity | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 |
| 1,566 | 2,241 | 1,954 | 1,988 | 1,978 | 1,972 | 2,058 | 2,135 |

| School Operating | onal Salaries \$8,067,482 ing Services Salaries \$1,733,476 tes/Stipends \$570,702 see Benefits \$2,338,684 onal Supplies/Support \$571,261 Costs \$747,800 |
|--------------------------------|--|
| Professional Salaries | \$8,067,482 |
| Supporting Services Salaries | \$1,733,476 |
| Substitutes/Stipends | \$570,702 |
| Employee Benefits | \$2,338,684 |
| Instructional Supplies/Support | \$571,261 |
| Facility Costs | \$747,800 |
| Total Allocated Cost | \$14,029,405 |
| | |

^{* 2003-2004} School Year Data





APR 18 2005

April 14, 2005

Mayor Sydney A. Katz City of Gaithersburg 31 South Summit Ave. Gaithersburg, MD 20877

Dear Mayor Katz:

I want to thank you, the Members of the Council and the Commissioners for taking the time to review our schematic plans for the Vistas on Monday, April 11th. We appreciate the candor of all the participants, including the neighbors and have had several internal meetings to list and clarify each and every concern. Our next goal is to determine how best to address each issue.

I want to assure you that I am personally involved in the evolution of this project, the identification of the issues and the proposed solutions. It is our intent to address each issue to the best of our ability. I will be meeting with the City staff next week to discuss several new ideas. One is the introduction of a small office element which I believe will help address several concerns including traffic volume, parking, resident use of amenities and overall density.

Although we have built many homes in the City of Gaithersburg over the past 14 years this is the first project, in the City, which we have been able to design from the ground up. I can assure you that it is my intent for the "Vistas" to be on the front page of our portfolio and I am committed to invest the time and resources necessary to make that a reality. I can not underscore my disappointment so far with our inability to provide a schematic plan which meets the concerns of all the involved parties, however, we are making significant changes not only to our plan but to our development team.

In closing I hope that you, the Council Members, Commissioners and everyone who has been involved thus far will continue to work with us and continue to show the enthusiasm and professionalism that they have demonstrated so far.

Very truly yours,

Bric R. Tovar

5 Choke Cherry Road * Suite 360 * Rockville, Maryland 20850 240.243.1000 * 240.243.0715 fax

www.ChurchillBuilders.com





VISTAS | SCHEME A CHURCHILL GROUP

GAITHERSBURG, MARYLAND

50 100





VISTAS | SCHEME B CHURCHILL GROUP GAITHERSBURG, MARYLAND





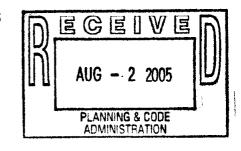


Associates, Inc.

A FULL SERVICE PROFESSIONAL PROPERTY MANAGEMENT COMPANY

July 28, 2005

Mr. Bill Wogatske Churchill Development Corporation 5 Choke Cherry Road, Suite 360 Rockville, Maryland 20850



Dear Mr. Wogatske:

I would like to thank you and your colleagues for meeting with the Board of Directors and Development Committee of Quince Orchard Park Community Association to discuss your development plans for The Vistas. As per our discussion, we have prepared the following summary of issues that we would like for Churchill Development to address.

Overview

As a preliminary step to the presentation of a revised Vistas development plan to the entire Quince Orchard Park (QOP) community, Churchill Group met July 14 with the QOP Board of Directors and Development Committee to review revised design concepts for the proposed Vistas development.

Generally, it is the feeling of the Board and Committee that these designs represent substantial advances over earlier proposals and that they can form the basis of productive ongoing discussions prior to City of Gaithersburg review.

Still, we feel there are a number of issues on which further progress is necessary. In other cases, additional detail will be needed before the community can fully evaluate some elements of the latest plan.

QOP's View of Vistas Design Principles

In order to set the context for this feedback, we can briefly outline the issues on which the new Vistas design needs to be judged.

The Vistas should be a natural extension of the QOP community, with a site plan guided by a strong overall design. This is primarily what the first plan lacked.

As residents and City Council members pointed out, in that first plan, units were haphazardly sited with (seemingly) more concern about how many there were rather than how well they fit together.

As noted, the revised plans show substantial progress. It is to Churchill's credit that they are now working with a designer who has extensive experience in the greater Kentlands-Lakelands-QOP community.

In addition, we feel that the following should also apply:

- The design should reflect the density, housing mix, housing design and other architectural qualities of QOP
- The plan should encourage and provide for the annexation of the Vistas into the QOP community

JOINT EXHIBIT # 59

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- The design should minimize the use of privately-maintained alleyways and should provide ample infrastructure, such as parking and resident amenities.
- The design should respect the reforestation buffer and should maximize the amount of practically useful open space

Our initial reactions can be outlined in the context of these points.

Density, housing mix and architectural qualities

Although we agree that some of the previous problems arose from lack of strong design, we also feel that the proposed density for this site is still too high. In fact, there was some surprise the revised plan has roughly the same number of units as did the previous one.

QOP is primarily a single-family and townhouse community. As the table below shows, QOP now has roughly equal split between single-family homes and townhomes and condominiums—51% single-family and 49% townhouses and condominiums.

Considering that the Vistas (at 97 units) represents only one-sixth of what would be the combined community size, one can see the impact Vistas density will have on QOP.

The latest Vistas proposal, with its low number of single-family homes (12), tilts the overall QOP/Vistas mix away from single-family/townhouse mix (49%) to a townhouse/condo dominated mix (55%).

| | Single family | Townhouses | Condos | Townhouses + Condos |
|-------------------|---------------|------------|-----------|---------------------|
| QOP | 256 (51%) | 139 (28%) | 108 (21%) | 247 (49%) |
| Vistas (proposed) | 12 | 49 | 36 | 85 |
| Total | 268 (45%) | 188 (31%) | 144 (24%) | 332 (55%) |

We understand that there are economic and other pressures (such as keeping housing more affordable) that may militate toward a somewhat more dense mix in the Vistas. Indeed, the Board and the Committee are generally comfortable with the portion of this design that uses high-density condominiums along Orchard Ridge Road, with the possible exception of the Condominium structure planned for the corner of Winter walk Drive and Orchard Ridge.

However, there is a strong community feeling that more downward movement in the density numbers is needed.

With regard to architectural design, we do not know much at this point about the architectural details of the buildings proposed., at this time. We are encouraged and supportive of Churchill's designer when he says he would like to substantially upgrade the architectural presentation of the condominiums. Although we understand they would be preliminary, we look forward to seeing sketches of these buildings as discussed at the July 14 meeting.

We also note that Churchill has embraced the fact that the QOP end of row townhouses, condominiums and single-family homes (those in common sightlines) should have brick facings.

Finally, if Churchill has constructed buildings like those planned for the Vistas elsewhere, we would like that information so we can see what they look like.

Vistas as part of the QOP Community; Amenities

The Board and Committee agree with sentiments expressed by City Council members that the Vistas should become part of the QOP community. To build the Vistas as an independent community would be a disservice both to new Vistas homeowners and to those now living in QOP. It makes practical and economic sense that things such as community management, landscaping, trash collection and snow removal services be shared from QOP to the Vistas.

However, the addition of this number of families would have a substantial impact on QOP amenities. The Board and Committee feel that with the right amenity mix and design, this impact can be successfully mitigated. We feel that the willingness of the overall QOP community to annex the Vistas will depend in large part on how this issue is resolved.

In the latest Vistas design, Churchill has indicated that they would likely include a tot lot (as yet unsited), either a tennis court or a multi-purpose paved area, a basketball court (half-court likely), and extensions of walking paths currently existing in QOP.

We feel that wherever possible, amenities on the Vistas site should be well integrated into QOP amenity area, i.e., the site of the current tennis courts, where the Vistas preliminarily puts a multi-purpose area and some open space.

It is our view that (depending, to some extent, on the final unit density) that the QOP pool can handle the additional capacity from the Vistas. A summer-long use count is underway that will provide more data to confirm this supposition.

Other amenity items that have community support:

- --Usable open space (the flat small fields in Kentlands and Lakelands were discussed as models)
- --A half-court basketball area as part of a multi-purpose paved area
- -- A backboard for tennis practice and/or racquetball court
- --An exercise facility
- -- Extension of QOP walking paths through the Vistas
- -- A gazebo or sitting area

A couple of notes on these items: first, the exercise facility is important, as our current one is barely adequate for the 500 families who live here. We are open to discussion as to how that expansion can be achieved.

Second, we would prefer that the walking path behind the current tennis courts not be extended out to Quince Orchard Road, but instead curve back through the Vistas.

Finally on the issue of amenities, once a package is designed, we would like to understand better how these items would be brought on line during the construction phase, specifically, we have an interest in knowing they wouldn't be left until all construction is complete some 2+ years down the road.

Alleys, Parking, and other infrastructure

Parking has been an issue in both phases of QOP and the Board and Committee are very interested in assuring that there is adequate parking. We are encouraged by Churchill's statement that their parking plan provides more than the minimally required number of spaces. We are also supportive of parking along Orchard Ridge Road, which we agree can have a calming effect on traffic there. We would like to see more details of exactly where the parking will go as the design moves forward.

We are also pleased that the latest design allows for the majority of the alleys to be conveyed to the City, lessening the maintenance burden on the HOA. We need to confirm the status of these talks with Gaithersburg officials to ensure that this is the case.

Reforestation

One of the major improvements of the latest designs over previous ones is the protection of the reforestation buffer inside the proposed track of the Corridor Cities Transitway (CCT). The Board and Committee feel that this buffer is important both for the overall character of the Vistas, as well as providing an important noise buffer from both the CCT and from Quince Orchard Road.

In addition, given the problems we have had in getting our current developer, Quadrangle, to either put in required trees or replace dead ones in warranty, we have a significant interest in making sure that other forestation outside the buffer is well planned for and promptly carried out.

Final Notes

Some final notes:

- It was mentioned at the meeting that stone might be used in some of the Vistas construction. There is no stone in QOP currently, and although we would not rule it out completely, we would want to understand where and how it might be used.
- We welcome Churchill's assurances that the area will be well policed and maintained (to the greatest extent possible) during construction. We are also interested in understanding how the construction phases would work, especially (as noted above) with respect to bringing amenities online. We would also appreciate understanding how Churchill plans to minimize the impact of construction especially with respect to QOP residents who live on Winter Walk Drive facing the Vistas.
- When QOP homeowners settled, there was a small fee that was used for HOA reserves. Should an annexation plan be completed, this should be discussed.
- Need to confirm that the design of Vistas alleys allows sufficient ingress and egress for fire and emergency vehicles. Could this plan be shown to fire/rescue services personnel for their input and/or approval?

We hope that you will give serious consideration to the above issues and will address them in your site development plan.

If you should have any questions with regard to this matter, please feel free to contact me.

Sincerely,

Ruchita Patel, Agent for Quince Orchard Park

Community Association

/rap QO – III6, IIa

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